

# Beaver Springs Ranch Association 2020 President's Annual Report

Dear Association Members,

As a community, we've been able to do great things in the last couple of years. Thanks to all who have contributed with ideas, research, labor, and leadership! Aside from some of the normal, year-to-year happenings, here are some highlights from 2019:

- Board members elected in 2019: Jess Hofberger and Drue Bunting.
- Roads held up decently over the winter of 2018-19 with the assistance of Karl Lund and Alicia O'Meara dragging the Association's grader with their snowcat. A groundwater issue on MacKenzie gave that area top priority when maintenance began in the Spring.
- Thanks to the Speers for spraying weeds, and all who provided cleanup piles for DNR chipping.
- Karl Lund was our rescuer as the gate plagued us with unidentified issues for nearly two months over the summer. The gate opener was replaced—at Karl's prodding—by the installers with a higher-grade unit in early September. Since the replacement, we have had only one incident caused by a young snowmobiler stopping her machine in the path of the opening gate (no damage; the gate just required reset).
- The Morehouse Road riverbank was repaired in the Fall. This was a huge, more than year-long effort which required many months of planning, preparation, and negotiations with Summit County to obtain the necessary permit. Huge thanks go to Farley Eskelson for managing the effort at a fraction of the cost we could have had and getting it done before Winter! It's a minor miracle the work was accomplished without a special assessment, and we couldn't have done it without help from Cool Springs Mutual Water Company. Finally, thanks to Molly Crosswhite for allowing property owners along Morehouse to use her driveway while we waited for repairs.

Upcoming for 2020:

- Thanks to all who have provided email addresses which allows us to email Annual Assessment invoices. This helps save a fair bit in postage costs.
- Three Association Board positions are open for election this year. Watch for more information on our website and in the notice of our Annual Meeting coming early Spring. We encourage involvement by property owners and ask that you consider running for the Board.
- We will assess roads in the Spring for repairs with a keen eye on Morehouse, the bridge, and other areas not addressed in recent years. Work is dependent on availability of funds.
- Subjects for increased community effort:
  - Respect the "Winter Restrictions" sign at the main gate. Snow vehicles (ex: ATVs, snowmobiles, and snowcats) *only* on the roads until restrictions are lifted in the spring.
  - Respect others' properties and do not leave the roads. This includes snowmobiles!
  - Pick up after your pets and ensure the waste makes it to the garbage.

We have had greater communication with Association members over the past year than ever before! The internet allows us to send out messages quickly, frequently, and cheaply. If you haven't already, we encourage you to provide us with your email address. Also, be sure to follow our website (<https://beaverspringsranch.com>) or Facebook page (<https://www.facebook.com/BeaverSpringsRanch>). You're missing valuable communications from the Association if you're not!

Sincerely,  
Paul Ewert

# Beaver Springs Ranch Association

## PROFIT AND LOSS

January - December 2019

	TOTAL
Income	
4100 Regular Assessments - Beaver Springs Ranch	36,000.00
4110 Regular Assessments - Weber Mountain	600.00
4200 Gate Keys	4,723.50
4300 Late Fees	125.00
8000 Interest Income	25.68
<b>Total Income</b>	<b>\$41,474.18</b>
<b>GROSS PROFIT</b>	<b>\$41,474.18</b>
Expenses	
6000 Dues & Publications	75.00
6010 Main Gate - Keys and Locks	4,754.48
6011 Road and Gate Signs	98.02
6020 Insurance	2,958.00
6030 Office Expenses	759.69
6040 Road Maintenance	40,774.74
6065 Noxious Weed Control	150.00
6070 Utilities	316.97
7000 Legal & Professional Fees	545.00
<b>Total Expenses</b>	<b>\$50,431.90</b>
<b>NET OPERATING INCOME</b>	<b>\$-8,957.72</b>
<b>NET INCOME</b>	<b>\$-8,957.72</b>

Accrual Basis

## BALANCE SHEET

As of December 31, 2019

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1010 Checking - Mountain America	677.07
1015 Savings-Mountain America	5,664.25
<b>Total Bank Accounts</b>	<b>\$6,341.32</b>
Accounts Receivable	
1100 Accounts Receivable (A/R)	550.00
<b>Total Accounts Receivable</b>	<b>\$550.00</b>
Other Current Assets	
Inventory Asset	2,100.00
<b>Total Other Current Assets</b>	<b>\$2,100.00</b>
<b>Total Current Assets</b>	<b>\$8,991.32</b>
<b>TOTAL ASSETS</b>	<b>\$8,991.32</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
<b>Total Liabilities</b>	<b>\$0.00</b>
Equity	
32000 Net Assets	17,949.04
Net Income	-8,957.72
<b>Total Equity</b>	<b>\$8,991.32</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$8,991.32</b>

Accrual Basis

# BEAVER SPRINGS RANCH ASSOCIATION ANNUAL MEETING MINUTES May 13, 2019

- **Welcome**

Welcome to all!

The Board would like to take a minute to recognize Jim and Claire Stevenson. We are thankful for their decades of service to the community! We will miss seeing you in the neighborhood.

Thank you also to Randy Ploeger who will no longer be on the Board.

- **Approval of 2018 Meeting Minutes**

All in favor of approval

- **Board of Directors Election**

- Introduction of nominees
- Ballot Collection
- Teller Appointment

- **Treasurer's Report**

Due to the intentional savings of \$10,000 for possible road maintenance, we were able to stay within the budget.

Board moved forward with the electric gate installation in the Fall when the lock was broken and needed replacing.

Postage costs increased because we sent out new access devices to residents. We also had to pay for many who sent insufficient postage when returning their metal keys.

Last day to send in metal keys is May 31st, please use a padded envelope or they will get lost or cost the Association.

- **President's Report**

In conjunction with the Financials, we plan to double the budget for Utilities this year because of the gate installation. We are unsure of what the actual cost will be.

Met with Paul Weller to prepare for Spring road maintenance. Have made a list of priority areas. This [map \[shown on screen\] and information](#) is on the website for all to see as well. The maintenance should begin the week of May 20th. We provided Paul Weller's employees with transmitters for the gate which will save time and preserve security since it will not need to be chained open.

Always posting news on the website. Please check it often for new information. You can sign up to receive email notifications when a new post is made. These posts are shared on the Association Facebook page, and the residents Facebook group.

Winter restrictions were lifted on May 3, 2019. Peak snowpack was two months later than normal. The gate opened 25 days later than last year.

Continuing the weed spraying process.

The flood threat is high this year.

Please contact Beaver Springs when selling property. Give the new owners the keys to the gate and ask that they contact us so we can update the keys in the system. Keys will be deactivated 30 days after closing if not contacted.

Acknowledgement of how wonderful the painted gate looks! Bright and easy to find.

Annual clean-up will be June 1st at 9AM, meet by the Corral.

Once again, we have received the honor of being a FireWise Community. Please track hours when completing yard clean up and submit those sheets to the board. The sheets can be found on the website by searching for "form." DNR will continue to chip wood piles left by the side of the road. Please do not include rotted wood or stumps--they won't take them. Make sure to not stack wood in the road or borrow pits. This allows for road maintenance and proper drainage.

A new fire plan is on the agenda for 2019. Reminder to look at the Summit County website for instructions on proper recreational fire use. We will post restrictions as soon as they are available.

- **Upper Weber Canyon Property Owners Association Report**

Mail service in the Canyon has been brought up to the Upper Weber Canyon Property Owners Association (UWCPOA) meeting and they are willing to take over the research to help residents.

Residents should register with the County for actual street addresses. Please contact the Coalville Summit County office to do this. This will help first responders find each cabin in an efficient manner. Reminder: Our gate has an SOS siren system which allows the gate to open with a yelp siren from an emergency vehicle. The first responders also have a PIN and key card in the metal box on the gate.

The new dump is not open to the public yet, the current site is closing soon. Our Canyon collection site was improved this past year. Please remember to only take household trash or recycling. Large items taken there put us at risk for shut down! When recycling DO NOT BAG items; any bagged recycling will be thrown in trash.

- **Cool Springs Water Company Report**

There was a new pipe planned to be installed near the bridge and Morehouse, but it was pushed to the Fall.

A cement vault between the spring and tank will be installed in the near future.

Required by State to install automatic chlorination system.

We are in a water class that doesn't necessarily make sense, so some of the rules don't apply. The State is encouraging to have all the homes have meters, but we aren't planning to.

Making a plan to put a fence around the spring and remove weeds, which hasn't been done in the past.

**WATER BOARD NEEDS HELP! PLEASE VOLUNTEER TO SERVE ON THE BOARD!**

Carolyn doesn't plan to run again.

There is not enough water pressure to have hydrants in the community.

- **Announcement of BSR Association Election Results**

Jess Hofberger and Drue Bunting are the new Board Members.

- **Questions/Comments**

Speeding Committee was a community task force, tasked with coming up with ideas to reduce speeding. They did not come to consensus on ideas. The Board will continue to monitor and try different ideas. However, everyone is responsible to help with speeding! Remind guests, family and contractors of speed - you are responsible for them! There are 5 signs before the meadow. Talk to people when you see them speeding, but be respectful.

Request - pick up dog poop and DO NOT leave plastic bags behind.

Morehouse Lane - washed away 2 summers ago. Have been told Farley has a permit to repair bank. Expecting high water again this year. We may need to move road back, but need land to put it on.

Nothing in By-Laws restrict renting. Any County restrictions and/or regulations, of course, apply.

Overdue assessments will result in deactivated keys. Residents are still welcome to walk in through old snowmobile gate.

PINs are for temporary use. There is now an information sheet [on the website](#) (see Gate FAQs) about how to request one.

Notify the Board immediately when a key is lost. We can deactivate it and work with you to get a replacement.

- **Closing Remarks**

The snowmobile gate is now a safe pedestrian access point.

The [By-Laws are on the website](#) and should be reviewed annually, especially for safety regulations.

Some quick reminders:

- NO shooting/hunting in Beaver Springs
- Keep animals contained.
- No littering - we are doing well, but can always improve
- Make sure you are sensitive and respectful of neighbors. Also, remind guests and contractors to do the same.

Offer for metal keys exchange expires on May 31st.